

SL. NO. 5757/28/23

भारतीय गैर न्यायिक

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रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

09AC 703643



Affidavit cum Declaration

I, Tapas Kumar Nandi, son of S. N. Nandy, resident of 2866, Nayabad, Kolkata – 700099, aged about 56 years, by faith Hindu, by occupation Service, working for gain at Joyville Shapoorji Housing Private Limited and having its office Registered Office at ‘SP Center’, 41/44, Minoo Desai Marg, Colaba, Mumbai 400 005 and having one of its Regional Offices at P.S Srijan Corporate Park, Unit #0903, 9th Floor, Tower – I, Plot No. G2, Block – GP, Sector – V, Salt Lake City, Kolkata – 700 091 and also having its Site Office at Salap Junction, Howrah Amta Road and Bombay Road Crossing, NH6, Howrah – 711403, do hereby solemnly affirm and state as follows :-

1. That, JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED, [PAN. AACCD9800E] (formerly known as Drashti Developers Private Limited), a “Private Limited Company” within the meaning of the Companies Act, 2013 (Act 18 of 2013), having its Corporate Identification No. (CIN) ‘U70109MH2007PTC166942’ and Registered Office at ‘SP Center’, 41/44, Minoo Desai Marg, Colaba, Mumbai 400 005 and having one of its Regional Office at P.S Srijan Corporate Park, Unit 903, 9th Floor, Tower – I, Plot No. G2, Block – GP, Sector – V, Salt Lake City, Kolkata – 700 091 and also having its Site Office at Salap Junction, Howrah Amta Road and Bombay Road Crossing, NH6, Howrah – 711403 (hereinafter referred to as “JSHPL”/“Promoter”)

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Tapas Kumar Nandi



2. That by an Agreement to Sub-Lease dated 27th day of November, 2013 registered at the Office of the District Sub-Registrar, Howrah and recorded in Book No. I, CD Volume No. 35, Pages from 2373 to 2414, Being No.10427, as modified by Declaration dated 24th April, 2014 registered at the Office of the District Sub-Registrar, Howrah and recorded in Book No.4, Volume No.1 Pages from 5509 to 5516, Being No.00445, for the year 2014 and made between KWICPL, as the Sub-Lessor and DDPL, as the Sub-Lessee, KWICPL has agreed to sub-lease on the terms and conditions therein contained., the Demised Land admeasuring 30.385 (Thirty Point Three Eight Five) Acres or thereabouts (hereinafter referred to as **"the said Joyville Project Land"**) situate, lying and being at Mouzas Baltikuri, Pakuria and Khalia, District Howrah, West Bengal and more particularly described in the schedule mentioned herein.
3. That, I am duly authorized vide board resolution dated 28th May'2021, to sign and represent on behalf of JSHPL, annexed hereto and marked as Annexure "A"
4. Joyville Shapoorji Housing Private Limited has created mortgage over and in respect of its leasehold interest in the said plot together with multi-storeyed buildings constructed/to be constructed thereon or part thereof and the details of encumbrances including the details of any right, title, interest or name of the mortgage over such position of land along with the other details given in a separate sheet which is annexed hereto and marked as **Annexure "B"**
5. That as per the current terms as mentioned in **Annexure "B"** the mortgage against the loan facilities culminates on July 2030

Tapas Kr Nandy
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 26 day of September '2025



Tapas Kr Nandy
Deponent

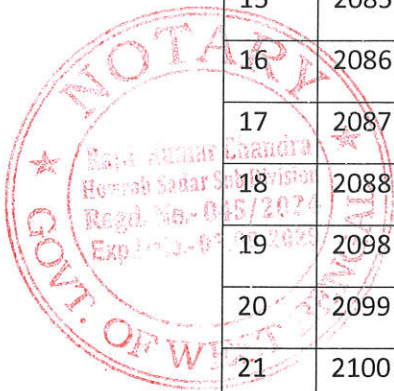
The Schedule of Joyville Project Land

ALL THAT the leasehold land measuring in aggregate 30.385 Acres, be the same a little more or less, situated and/or located near "Salap More" in the District of Howrah, in the State of West Bengal, comprised in various Plot Numbers in different Mouzas as hereinafter mentioned.

Sl. No.	Part of R.S. Plot No.	Area (Acre)	Mouza	J.L.No.	P.S.	Specific portion
1	2071 (P)	0.020	Pakuria	54	Domjur	Eastern

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2	2072 (P)	0.080	Pakuria	54	Domjur	Eastern
3	2073 (P)	0.650	Pakuria	54	Domjur	North East
4	2074 (P)	0.005	Pakuria	54	Domjur	North East Corner
5	2075 (P)	0.040	Pakuria	54	Domjur	Ex. South West Corner
6	2076	0.030	Pakuria	54	Domjur	Entire
7	2077	0.600	Pakuria	54	Domjur	Entire
8	2078	0.520	Pakuria	54	Domjur	Entire
9	2079	0.220	Pakuria	54	Domjur	Entire
10	2080	0.140	Pakuria	54	Domjur	Entire
11	2081	0.240	Pakuria	54	Domjur	Entire
12	2082	0.130	Pakuria	54	Domjur	Entire
13	2083	0.100	Pakuria	54	Domjur	Entire
14	2084	0.130	Pakuria	54	Domjur	Entire
15	2085 (P)	0.280	Pakuria	54	Domjur	Southern
16	2086 (P)	0.135	Pakuria	54	Domjur	Southern
17	2087 (P)	0.040	Pakuria	54	Domjur	Eastern
18	2088 (P)	0.025	Pakuria	54	Domjur	Eastern
19	2098 (P)	0.005	Pakuria	54	Domjur	
20	2099 (P)	0.115	Pakuria	54	Domjur	Ex. North West Corner
21	2100 (P)	0.045	Pakuria	54	Domjur	South East Corner
22	2145	0.130	Pakuria	54	Domjur	Entire
23	2186 (P)	0.080	Pakuria	54	Domjur	South East Corner
24	2221 (P)	0.010	Pakuria	54	Domjur	South East Corner
25	2223 (P)	0.250	Pakuria	54	Domjur	Southern
26	2224 (P)	0.350	Pakuria	54	Domjur	Ex. South West Corner
27	2225	0.340	Pakuria	54	Domjur	Entire
28	2226	0.170	Pakuria	54	Domjur	Entire
29	2227	0.570	Pakuria	54	Domjur	Entire
30	2228	0.610	Pakuria	54	Domjur	Entire
31	2229	0.400	Pakuria	54	Domjur	Entire

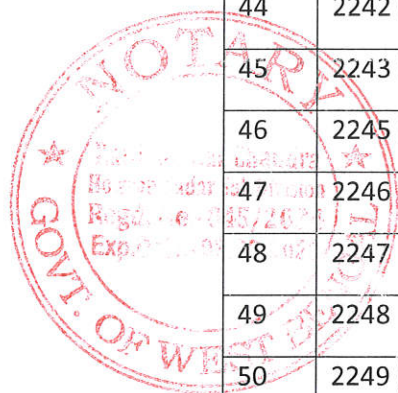


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Tapas K. Kundu



32	2230	0.280	Pakuria	54	Domjur	Entire
33	2231	0.210	Pakuria	54	Domjur	Entire
34	2232	0.730	Pakuria	54	Domjur	Entire
35	2233	0.230	Pakuria	54	Domjur	Entire
36	2234	0.090	Pakuria	54	Domjur	Entire
37	2235	0.070	Pakuria	54	Domjur	Entire
38	2236	0.080	Pakuria	54	Domjur	Entire
39	2237	0.200	Pakuria	54	Domjur	Entire
40	2238	0.090	Pakuria	54	Domjur	Entire
41	2239	0.060	Pakuria	54	Domjur	Entire
42	2240	0.080	Pakuria	54	Domjur	Entire
43	2241	0.260	Pakuria	54	Domjur	Entire
44	2242 (P)	0.005	Pakuria	54	Domjur	South East Corner
45	2243 (P)	1.220	Pakuria	54	Domjur	Southern
46	2245 (P)	0.060	Pakuria	54	Domjur	South East Corner
47	2246	0.180	Pakuria	54	Domjur	Entire
48	2247	0.150	Pakuria	54	Domjur	Entire
49	2248	0.060	Pakuria	54	Domjur	Entire
50	2249 (P)	0.040	Pakuria	54	Domjur	Southern
51	2250	0.170	Pakuria	54	Domjur	Entire
52	2259 (P)	0.020	Pakuria	54	Domjur	South East Corner
53	2261 (P)	0.280	Pakuria	54	Domjur	Southern
54	2262	0.580	Pakuria	54	Domjur	Entire
55	2263	0.100	Pakuria	54	Domjur	Entire
56	2264	0.670	Pakuria	54	Domjur	Entire
57	2265	0.110	Pakuria	54	Domjur	Entire
58	2266	0.120	Pakuria	54	Domjur	Entire
59	2267	0.130	Pakuria	54	Domjur	Entire
60	2268	1.310	Pakuria	54	Domjur	Entire
61	2269	0.650	Pakuria	54	Domjur	Entire



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Tapas Kumar



62	2270	0.070	Pakuria	54	Domjur	Entire
63	2271	0.040	Pakuria	54	Domjur	Entire
64	2272	0.030	Pakuria	54	Domjur	Entire
65	2273	0.090	Pakuria	54	Domjur	Entire
66	2274	0.090	Pakuria	54	Domjur	Entire
67	2275	0.050	Pakuria	54	Domjur	Entire
68	2276	0.070	Pakuria	54	Domjur	Entire
69	2277	0.030	Pakuria	54	Domjur	Entire
70	2278	0.120	Pakuria	54	Domjur	Entire
71	2279	0.210	Pakuria	54	Domjur	Entire
72	2280	0.100	Pakuria	54	Domjur	Entire
73	2281	0.940	Pakuria	54	Domjur	Entire
74	2282	0.480	Pakuria	54	Domjur	Entire
75	2283	1.530	Pakuria	54	Domjur	Entire
76	2284	1.420	Pakuria	54	Domjur	Entire
77	2285	0.610	Pakuria	54	Domjur	Entire
78	2286	0.440	Pakuria	54	Domjur	Entire
79	2287	0.430	Pakuria	54	Domjur	Entire
80	2288	1.200	Pakuria	54	Domjur	Entire
81	2293 (P)	0.005	Pakuria	54	Domjur	South East Corner
82	912 (P)	0.005	Khalia	6	Bally	South West Corner
83	913 (P)	0.275	Khalia	6	Bally	Western
84	914 (P)	0.005	Khalia	6	Bally	South West Corner
85	915	0.200	Khalia	6	Bally	Entire
86	916	0.190	Khalia	6	Bally	Entire
87	917 (P)	0.310	Khalia	6	Bally	Ex North East Corner
88	918	0.660	Khalia	6	Bally	Entire
89	919	0.300	Khalia	6	Bally	Entire
90	920	0.145	Khalia	6	Bally	Entire



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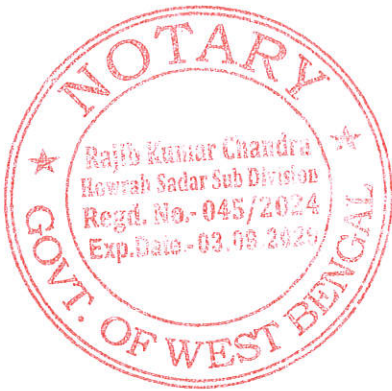
91	1085	0.040	Khalia	6	Bally	South West Corner
92	2	0.650	Baltikuri	1	Jagacha	Entire
93	4	0.660	Baltikuri	1	Jagacha	Entire
94	9	0.360	Baltikuri	1	Jagacha	
95	10	0.210	Baltikuri	1	Jagacha	
96	11	0.510	Baltikuri	1	Jagacha	Entire
97	12	0.040	Baltikuri	1	Jagacha	Entire
98	13	0.260	Baltikuri	1	Jagacha	Entire
99	14	0.290	Baltikuri	1	Jagacha	Entire
100	15	0.440	Baltikuri	1	Jagacha	Entire
101	16	0.600	Baltikuri	1	Jagacha	
102	17	0.030	Baltikuri	1	Jagacha	
103	18	0.170	Baltikuri	1	Jagacha	Entire
104	19	0.130	Baltikuri	1	Jagacha	Entire
105	20	0.150	Baltikuri	1	Jagacha	Entire
106	21	0.080	Baltikuri	1	Jagacha	Entire
107	22	0.145	Baltikuri	1	Jagacha	
108	25	0.030	Baltikuri	1	Jagacha	
109	26	0.090	Baltikuri	1	Jagacha	
110	1582	0.760	Baltikuri	1	Jagacha	Entire
Grand Total Area		30.385				

Tapas K. K. K.



Annexure B - Details of Encumbrances

Sl. No.	Date of Creation of Mortgage	Details of Mortgage	Name of Mortgagee	Name of Mortgagor	Details of Release (if any)
1.	21/07/2025	30.385 Acres of land or thereabouts situate, lying and being at Mouza Pakuria, Khalia, and Baltikuri in District Howrah, West Bengal, PIN Code — 711403 therein vide a 'Indenture of Mortgage without Possession' dated 21 st July 2025 registered before the office of the A.R.A II on 31 st July 2025 bearing registration No.190209166/2025.	IDBI Trusteeship Services Limited	Joyville Shapoorji Housing Private Limited.	N.A.



Identified by me

[Signature]

Advocate

Manik Lal Chakraborty
Advocate
Judges' Court Howrah
F/910/2004

26 SEP 2025

On Identification by the Ld. Lawyer
[TI]/SIGNATURE ATTESTED

[Signature]

Rajib Kumar Chandra 26/09/25
NOTARY, HOWRAH
Govt. of W.B

Tapas per ready

